

**CITY OF MIDDLETOWN
PURCHASING DEPARTMENT**

ADDENDUM #1 RFP #2015-006

Replacement & Conversion Computer Assisted Mass Appraisal Software

Date Issued: March 24, 2015

ALL BIDDERS ARE HEREBY ADVISED OF THE FOLLOWING INFORMATION AND/OR MODIFICATIONS TO THE CONTRACT BID DOCUMENTS:

- **Answers to all Questions received by the deadline date of Friday, March 20, 2015**

INVITATION TO BID

The date set for the receipt of proposals will remain the same.

*****Friday, March 27, 2015 at 3:00 PM****

PLEASE VERIFY THAT YOU HAVE RECEIVED THIS NOTIFICATION IN THE SPACE BELOW AND FAX OR EMAIL THIS PAGE BACK TO THE PURCHASING DEPARTMENT.

FAX: 860-638-1995 EMAIL: purchase@middletownct.gov

BIDDER ACKNOWLEDGES RECEIPT OF ADDENDUM #1: _____

COMPANY NAME

All bidders are hereby advised of the following amendments to the contract bid documents which are hereby made an integral part of the specifications for the subject project, prepared by the City of Middletown to the same extent as all other documents. All work shall conform to the standards and provisions of same. Bids submitted shall be deemed to include contract document information as shown in Addendum No. 1. General bidders shall notify sub-bidders that may be affected by this addendum as applicable. **Bidders shall be required to acknowledge receipt of this addendum.**

Failure to acknowledge receipt of this addendum by the bidder may result in the rejection of their bid. Bidders are directed to review changes to all portions of the work as changes to one portion may affect the work of another.

Total Addendum: 2 pages (See page 2 for Answers to Questions submitted)

*****BIDDER NOTE:** If you have already submitted a bid you shall be required to acknowledge receipt of this addendum under separate cover in a sealed envelope clearly marked with the bid number and description. This acknowledgment must be received by the time and date specified to be accepted by the City.

Donna L. Imme, CPPB
Supervisor of Purchases

Addendum #1
RFP #2015-006
Replacement & Conversion Computer
Assisted Mass Appraisal Software

Question:

Page 21, Section T, Income Approach Module Specifications: Is the City requiring the Company to recalibrate all income tables, thereby providing appraisal services along with CAMA implementation?

Answer:

The City is not requesting nor desire any new entry or change in calculations from the 2013 revaluation. Therefore, the language below sated on Page 21, Section T, Income Approach Module Specifications has been removed and replaced with the language below:

~~(Removed) The CONTRACTOR shall enter in, and utilize, this information in the income approach module of the CAMA system provided. From these forms and other data sources, the CONTRACTOR shall establish market or economic rents and expenses for income producing properties. The CONTRACTOR shall also develop capitalization rates by investigating sales and income data. Rates shall be established for various classes of property.~~

(Replaced)

"The contractor shall, to the best of their ability, match the calculations contained in the current income model. The CAMA system should be capable of maintaining annual Income and Expense submissions."

Question:

Page 28, Section 7: Similar to above question – appears that appraisal analysis is to be included to determine valuations.

Answer:

N/A 7. ~~Description of sales analyses performed to verify accuracy of valuation.~~
The above language does not apply to this RFP; therefore, this language has been removed in this section.

Question:

Does the City have full and complete access to all of the current Vision CAMA database files to provide the Company?

Answer:

Yes, we have been assured we will be able to access the data.